



# 41 King Edward Avenue, Glossop, Derbyshire, SK13 7QZ

A refurbished semi-detached family house, only a short walk from Glossop town centre and railway station, offered for sale with No Onward Chain. With brand new front windows, front door and patio doors, new carpets throughout and redecorated, the living space briefly comprises of an entrance porch, entrance hall, front lounge, fitted dining kitchen, three first floor bedrooms and a bathroom with shower. Front and rear gardens. Energy Rating D

## £220,000

### Viewing arrangements

Viewing strictly by appointment through the agent

44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

### GROUND FLOOR

#### Front Porch

New pvc double glazed front door, gas and electric meter cupboard and door through to:

#### Entrance Hall

Central heating radiator, spindled stairs leading to the first floor and doors to:

#### Lounge

13'0 x 10'1 (max)

New pvc double glazed front window and central heating radiator.

#### Dining Kitchen

16'7 x 11'3

A range of fitted shaker style kitchen units finished in cream comprising base cupboards and drawers, built-in electric oven,

plumbing for an automatic washing machine, work tops over with an inset single drainer stainless steel sink unit and mixer tap, gas hob and filter hood, matching wall cupboards, pvc double glazed rear window, central heating radiator and new pvc double glazed patio doors leading out to the rear garden.

### FIRST FLOOR

#### Landing

Pvc double glazed side window, cupboard housing the Baxi gas fired central heating boiler, access to the loft space and doors leading off to:

#### Bedroom One

12'2 x 10'1

New pvc double glazed front window and central heating radiator.

## Bedroom Two

10'2 x 10'1

Pvc double glazed rear window and central heating radiator.

## Bedroom Three

8'10 x 6'3 (less bulkhead)

New pvc double glazed front window and central heating radiator.

## Bathroom

A white suite including a panelled bath with Triton electric shower over and folding shower screen, pedestal wash hand basin and close coupled wc, pvc double glazed rear window and central heating radiator.

## OUTSIDE

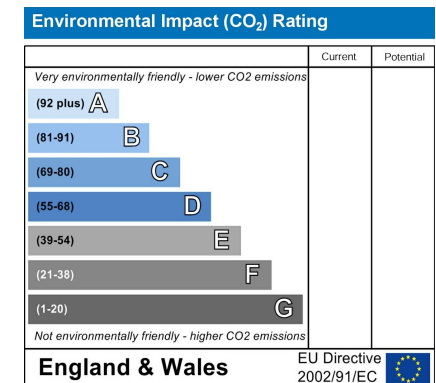
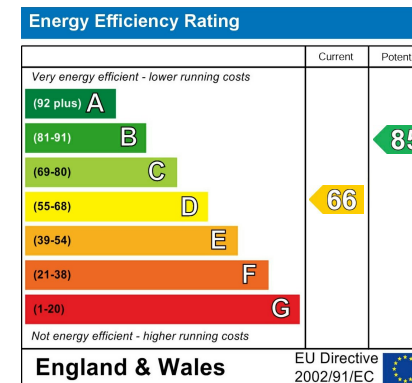
### Gardens

The property stands on a corner with a fenced front garden and a lower maintenance flagged rear garden.

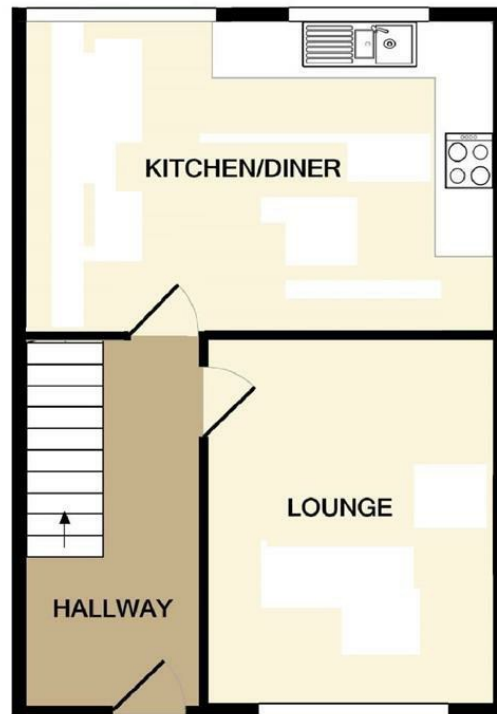
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## Agents Notes - HMRC Directive

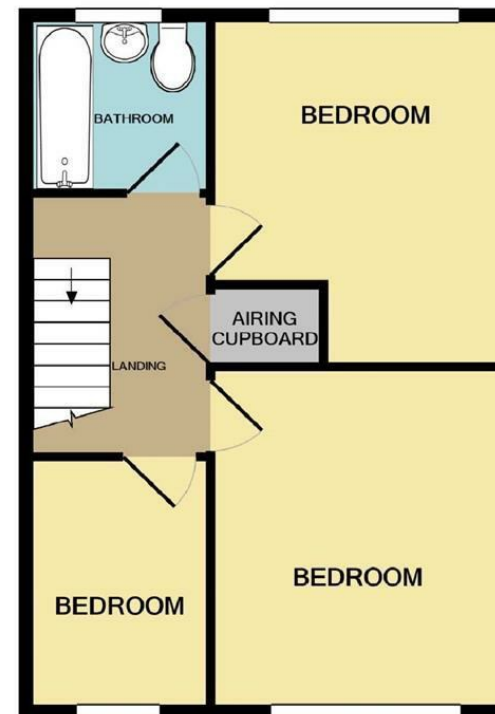
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GROUND FLOOR



1ST FLOOR

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